FY 2013
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
JUDY BAAR TOPINKA

Name of Municipality:	Moline	Reporting Fiscal Year:	**2013**
County:	Rock Island	Fiscal Year End:	12/31/2013
Unit Code:	081-050-30		

TIF Administrator Contact Information

First Name:	Annaka	Last Name:	Whiting		
Address:	619 16th Street	Title:	Compliance Analyst		
Telephone:	309-524-2035	City:	Moline	Zip:	61265
Mobile		E-mail			
Mobile Provider		Best way to contact	__X___ Email _____Mobile		_____Phone _____Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of

is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Annaka Whiting — Written signature of TIF Administator

5/14/14 — Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
TIF #1 Downtown	12/16/1986	
TIF #2 One Moline Place	10/27/1998	
TIF #3 Old Moline High School	4/13/2004	
TIF #4 Autumn Trails	9/27/2005	
TIF #5 KONE Centre	2/10/2009	
TIF #6 Moline Place Phase II	2/9/2010	
TIF #7 Moline Business Park	6/21/2011	
Routes 6 & 150	12/4/2012	
41st Street/ Health Park	12/11/2012	
Southpark Mall	9/17/2013	
Multi-Modal Area	11/5/2013	
Riverbend Commons	11/5/2013	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.]
FY 2013

Name of Redevelopment Project Area:	Southpark Mall
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	CBD/Retail
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act __x___ Industrial Jobs Recovery Law _____	

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **<u>If yes, please enclose the amendment labeled Attachment A</u>**	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **<u>Please enclose the CEO Certification labeled Attachment B</u>**		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **<u>Please enclose the Legal Counsel Opinion labeled Attachment C</u>**		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement labeled Attachment D**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **<u>If yes, please enclose the Agreement(s) labeled Attachment E</u>**	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] **<u>If yes, please enclose the Additional Information labeled Attachment F</u>**	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G**	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **<u>If yes, please enclose the Joint Review Board Report labeled Attachment H</u>**		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **<u>If yes, please enclose the Official Statement labeled Attachment I</u>**	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If yes, please enclose the Analysis labeled Attachment J**	X	
Cumulatively, have deposits equal or greater than $100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K**	X	
Cumulatively, have deposits of incremental revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L**	X	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose list only of the intergovernmental agreements labeled Attachment M**	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
Provide an analysis of the special tax allocation fund.

FY 2013
TIF NAME: Southpark Mall

Fund Balance at Beginning of Reporting Period $ (17,572)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 1	$ 1	100%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

***must be completed where 'Reporting Year' is populated**

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period $ 1

Cumulative Total Revenues/Cash Receipts $ 1 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) $ 17,596

Distribution of Surplus

Total Expenditures/Disbursements $ 17,596

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS $ (17,595)

FUND BALANCE, END OF REPORTING PERIOD* $ (35,167)

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Total Amount Designated (Carried forward from Section 3.3) $ (35,167)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2013

TIF NAME: Southpark Mall

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Professional Services	17,596	
		$ 17,596
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		$ -

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
		$ -
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		$ -

SECTION 3.2 A		
PAGE 3		
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -

TOTAL ITEMIZED EXPENDITURES		$ 17,596

Section 3.2 B

FY 2013

TIF NAME: Southpark Mall

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

______ **There were no vendors, including other municipal funds, paid in excess of $10,000 during the current reporting period.**

Name	Service	Amount
Peckham, Guyton, Albers & Viets	Professional Service	$ 17,596.18

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2013

TIF NAME: Southpark Mall

FUND BALANCE, END OF REPORTING PERIOD	$ (35,167)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
N/A		
Total Amount Designated for Obligations	$ -	$ -

2. Description of Project Costs to be Paid		
N/A		$ -
Total Amount Designated for Project Costs		$ -

TOTAL AMOUNT DESIGNATED	$ -
SURPLUS*/(DEFICIT)	$ (35,167)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2013

TIF NAME: Southpark Mall

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

__X___ No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

FY 2013

TIF NAME: Southpark Mall

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*. _____			
TOTAL:	**11/1/99 to Date**	**Estimated Investment for Subsequent Fiscal Year**	**Total Estimated to Complete Project**
Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE			
Private Investment Undertaken (See Instructions)			$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of complete TIF report

SECTION 6

FY 2013

TIF NAME: Southpark Mall

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2013	$ 13,799,303	$ 13,039,241

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

_____ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Rock Island County	$ -
South Moline Township	$ -
City of Moline	$ -
Moline School District #40	$ -
Metropolitan Airport Authority	$ -
Black Hawk College	$ -
Rock Island County Metropolitan Transit Authority	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

SECTION 7

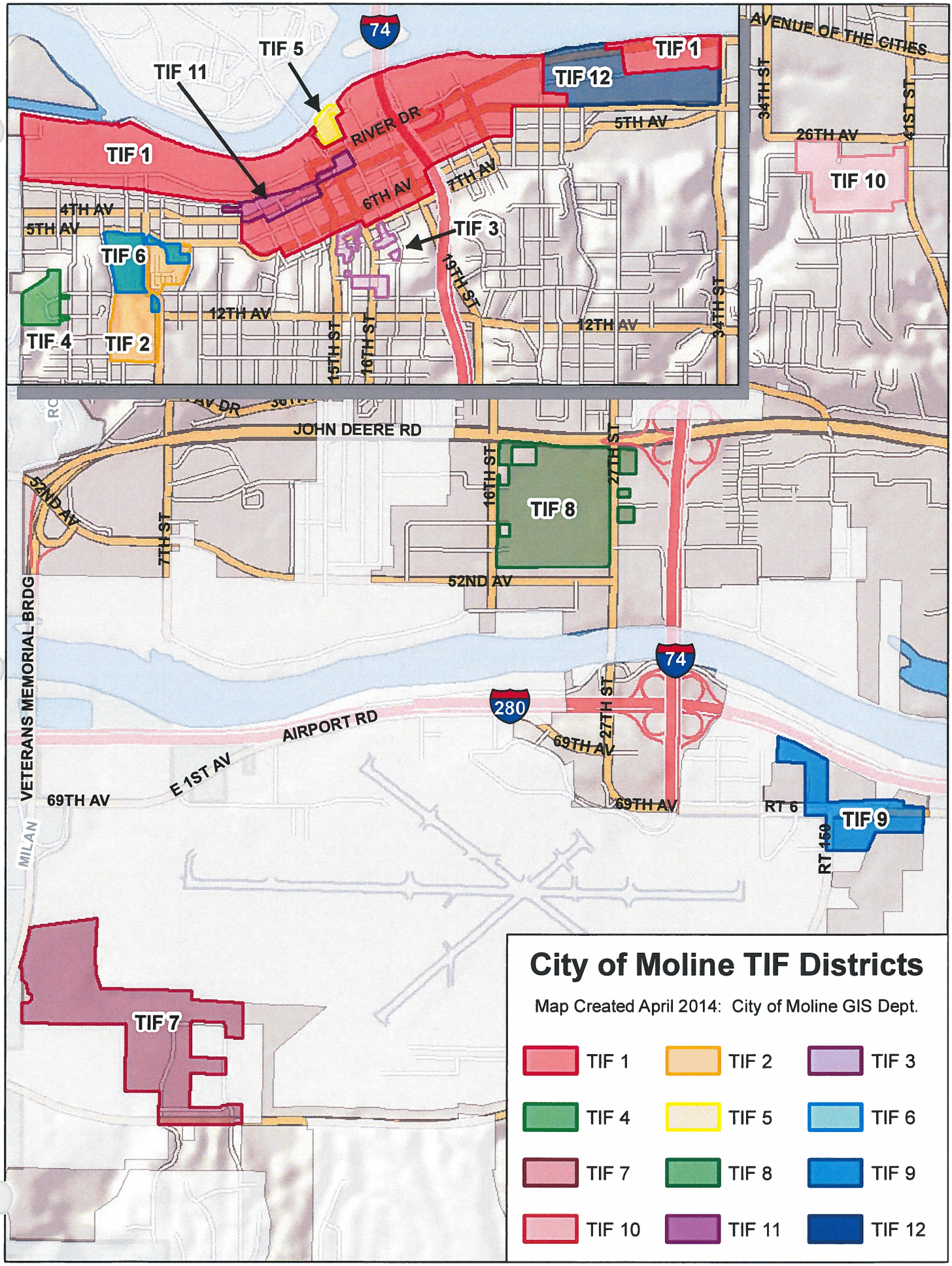
Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed	
Legal description of redevelopment project area	Yes	
Map of District	Yes	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VETERANS MEMORIAL BRDG
74
280
AIRPORT RD
69TH AV
27TH ST
E 1ST AV
69TH AV
69TH AV
RT 6
TIF 9
RT 150
MILAN
TIF 7
City of Moline TIF Districts
Map Created April 2014: City of Moline GIS Dept.
TIF 1
TIF 2
TIF 3
TIF 4
TIF 5
TIF 6
TIF 7
TIF 8
TIF 9
TIF 10
TIF 11
TIF 12

ATTACHMENT B

TIF 1-12

Certification of Chief Executive Officer

I, Scott Raes, am the duly elected Chief Executive Officer of the City of Moline, County of Rock Island, State of Illinois, and as such do hereby certify that the City of Moline has complied with all requirements pertaining to the Tax Increment Financing Redevelopment Act during fiscal year 2013 (January 1 – December 31).

12-5-14
Date

Scott Raes
Scott Raes, Mayor

ATTACHMENT C

TIF 1-12

OPINION OF LEGAL COUNSEL

I, Maureen Riggs, am the City Attorney for the City of Moline, Illinois. I have received all information provided to me by the city administration, and based on that information, I believe that the City of Moline has conformed to all applicable requirements of the Tax Increment Redevelopment Allocation Act (found generally at 65 ILCD 5/11-74.4-1, et seq) set forth there under to the best of my knowledge and belief for fiscal year 2013 (January 1 - December 31).

6.2.2014
Date

Maureen Riggs, City Attorney

ATTACHMENT D

SOUTH PARK MALL

ACTIVITIES STATEMENT

- The South Park Mall Redevelopment Project Area TIF was approved September 17, 2013.

ATTACHMENT H

TIF 1-12

JOINT REVIEW BOARD

The Joint Review Board met on June 17, 2014 to discuss the 2013 Annual TIF Reports. Minutes from the meeting to follow.

Joint Review Board
June 17, 2014
10:00 am
Moline City Hall
Committee-of-the-Whole Room
619 – 16th Street

MINUTES

Joint Review Board (JRB) Representatives Present:
Lew Steinbrecher, City of Moline
David McDermott, Moline School District
Kim Lazenby, South Moline Township
Steve Meersman, Rock Island County
Phil Banaszek, Rock Island County
David Hendrickx, Moline Township

Interested Parties Registry Members Present:
Sandy O'Neil

City of Moline Staff Present:
Mayor Scott Raes
Maureen Riggs, City Attorney
Ray Forsythe, Planning & Development Director
Annaka Whiting, Housing Grant Compliance Analyst
Holly K. Jackson, Administrative Secretary

Mayor Scott Raes called the meeting to order at 10:00 a.m. and asked Ray Forsythe, Planning & Development Director, to provide a summary of the 2013 Annual TIF Report.

Ray Forsythe noted that the report was sent to Joint Review Board members and individuals on the Interested Parties Registry prior to the meeting. The report was also available online at the City's website. He indicated that the reports were completed by Annaka Whiting, Housing Grant Compliance Analyst, reviewed by Kathy Carr, Finance Director, and by Maureen Riggs, City Attorney.

A spreadsheet summarizing each TIF was provided to those present. In Addition, Ms. Whiting provided an update to TIF #1 which included Attachment A, changes to the redevelopment project area. Mr. Forsythe summarized each TIF District by providing the name, date established, expiration date, base EAV, current EAV, prior year EAV increase/decrease, beginning balance, deposits, expenditures, and ending balance. Mr. Forsythe discussed specific information related to each TIF including bond proceeds, large expenditures and changes in EAVs due to decrease in property values. It was also noted that there was a difference in the way the TIFs were numbered last year compared to this year due to the order in which the TIFs were approved.

Mr. Forsythe highlighted the following:

TIF #1

- Substantial amendment to boundary to establish TIF #11 – Multi-Modal Area and TIF #12 – Riverbend Commons

TIF #3

- Positive ending balance; it is the City's desire to end TIF when bonds have been paid

TIF #4

- Public infrastructure improvements
- Termination of Development Agreement due to developer's failure to complete project

TIF #5

- Positive ending balance
- Kone building 59% occupied

TIF #6

- Discussion on previous developer and future of property
- Russell Construction currently completing market feasibility study – favorable to begin construction

TIF #7

- Increase in EAV
- Bond issuance
- Sanitary/Sewer project ongoing

TIF #8

- Negative balance mainly due to TIF Study
- Development Agreement with Macerich; Redevelopment of mall, John Deere Road entrance, and signage. Agreement does not include office, retail oriented only
- Update of construction at SouthPark Mall; demolition

TIF #9

- Increase in EAV due to leasing of area farmland
- No new negotiations

TIF #10

- EAV will come online next year
- Taxes will be paid next year
- Discussion on future development

TIF #11

- Negative balance due to TIF Study
- TIF area's focus is on transportation and parking, i.e. Amtrak

TIF #12

- Occupancy of Student Housing by WIU is expected in Mid August

Kim Lazenby asked about the default by the developer for TIF #4. Mr. Forsythe explained that the developer was in default and there currently was no remedy because the developer filed bankruptcy. Ms. Riggs mentioned the Development Agreement has been terminated. She also mentioned the City hopes the bank forecloses and obtains the property and will sell to a new developer to finish out the development.

Mr. Forsythe gave an update on TIF #5 and provided information on a tenant who is leasing space on the parking deck. The same tenant is expected to open a restaurant on the first floor. Dave McDermott

asked about cost and if the units were fully occupied. Mr. Forsythe explained the occupancy was at 59% and that new signed leases will help property tax.

Ms. Lazenby asked if TIF #8 SouthPark Mall will offer any office space. Mr. Forsythe explained Macerich will be doing the demolition, remodel, parking lot, and signage. There is no office space contained in the agreement with Macerich. Mr. Forsythe explained the City has hired an advisory firm which will be focused on retail recruitment.

Ms. Lazenby indicated that East Moline has a spreadsheet similar to that presented by the City of Moline. Ms. Lazenby noted that the East Moline's spreadsheet also included financial projections. Mr. Forsythe and Lew Steinbrecher explained that it would be too difficult to provide projections due to a number of variables.

Ms. Lazenby asked the City to look into the timing of the lights on 41st Street at the new Genesis development Mr. Forsythe said he would ask Engineering to look into the matter.

Mr. McDermott asked if the information on the spreadsheet could be included with the agenda when mailed.

Mr. Forsythe gave an update on current TIF activities, specifically TIF #11 and the progress of the Amtrak accommodations. He mentioned that market rate apartments near WIU were on track for development and noted the continued growth and improvements in TIF #1.

Mr. Steinbrecher mentioned the progress with the airport infrastructure, including water and sewer, and development should be underway next year.

Mayor Raes asked for an update on the recycling center near Routes 6 & 150. Mr. Forsythe stated there wasn't anything new.

Mr. Forsythe briefly discussed the changes the state has made to floodways and the impact it could have on marketing properties near Routes 6 & 150 and the airport.

Mr. Forsythe concluded by stating the bottom line is that the TIF's have positive deposits vs. expenditures and the City is being fiscally responsible overall.

Mayor Raes Adjourned the Meeting at 10:49 am.